076.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,300 / 692,300
					USE VALUE:	692,300 / 692,300
					ASSESSED:	692,300 / 692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHOU XIANG &
Owner 2:	WANG QIANG
Owner 3:	
Street 1:	94 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOM CAROLINE/JAMES R -
Owner 2:	-
Street 1:	94 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,425 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1953, having primarily Vinyl Exterior and 1493 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6425.000	263,400		428,900	692,300
Total Card	0.148	263,400		428,900	692,300
Total Parcel	0.148	263,400		428,900	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.70 | /Parcel: 463.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48193
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,500	0	6,425.	428,900	692,400	692,400	Year End Roll	12/18/2019
2019	101	FV	265,200	0	6,425.	398,300	663,500	663,500	Year End Roll	1/3/2019
2018	101	FV	265,200	0	6,425.	398,300	663,500	663,500	Year End Roll	12/20/2017
2017	101	FV	265,200	0	6,425.	349,300	614,500	614,500	Year End Roll	1/3/2017
2016	101	FV	265,200	0	6,425.	318,600	583,800	583,800	Year End	1/4/2016
2015	101	FV	221,000	0	6,425.	281,900	502,900	502,900	Year End Roll	12/11/2014
2014	101	FV	221,000	0	6,425.	266,500	487,500	487,500	Year End Roll	12/16/2013
2013	101	FV	221,000	0	6,425.	253,700	474,700	474,700		12/13/2012

!6343!

PRINT

Date	Time
12/10/20	21:07:59

LAST REV

Date	Time
02/12/19	12:54:37
ekelly	

USER DEFINED

Prior Id # 1:	48193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6343

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOM CAROLINE/J	68209-126		10/14/2016		712,500	No	No		
GRIFFIN PATRICK	43266-156		7/12/2004		552,000	No	No		
O BRIEN JANE	33594-188		8/5/2001		392,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2001	825	New Wind	4,000	C				15 REPLACEMENT WIN
10/5/2001	741	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
10/30/2004	MLS	MM	Mary M
12/19/2001	MLS	MM	Mary M
10/14/1999	Meas/Inspect	266	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6425		Sq. Ft.	Site		0	70.	0.95	12									428,927						428,900	

Total AC/HA:	0.14750	Total SF/SM:	6425	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	428,927	Spl Credit		Total:	428,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323630
Depreciation:	60195
Depreciated Total:	263435

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

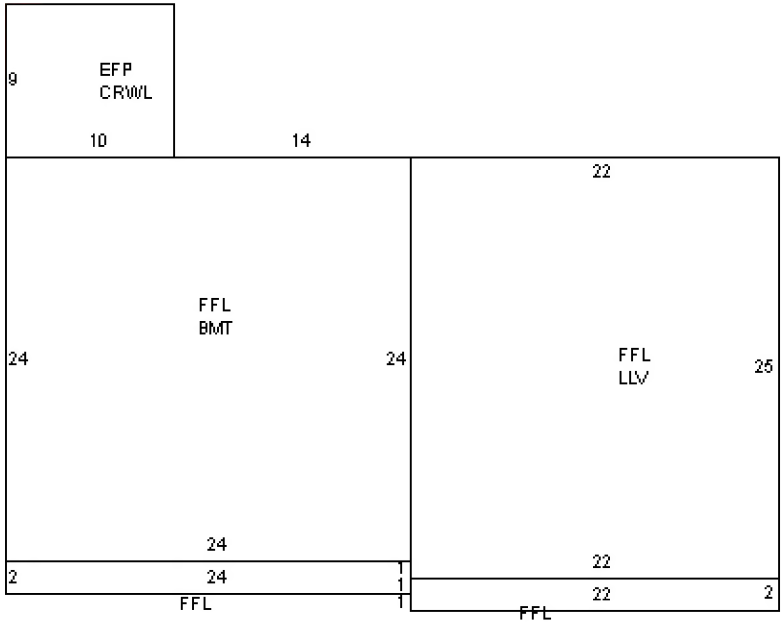
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	104.36
Final Total:	263400	Val/Su SzAd	216.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,218	126.970	154,646
BMT	Basement	576	38.090	21,940
LLV	Lower Level	550	83.560	45,958
CRWL	Crawl Space	90	19.050	1,714
EFP	Enclos Porch	90	56.900	5,121
Net Sketched Area:		2,524	Total:	229,379
Size Ad	1218	Gross Are	2524	FinArea 1493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: